

## **ORDINANCE NO. 3202**

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 0.77 ± ACRES FROM C-P, PROFESSIONAL OFFICE COMMERCIAL DISTRICT TO C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, (ZN-03-2024, CHEYENNE & COLEMAN) FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF CHEYENNE AVENUE AND COLEMAN STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

**WHEREAS**, the rezoning is consistent with the Comprehensive Plan; and

**WHEREAS**, the Council determines that the amendment will not adversely affect the health and general welfare; and,

**WHEREAS**, according to Paragraph B of Section 70 of Chapter 12 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

**NOW THEREFORE**, the City Council of the City of North Las Vegas does ordain:

**SECTION 1:** In accordance with the provisions of Ordinance No. **3202**, the following described parcel of land shall be reclassified as follows:

THE C-P, PROFESSIONAL OFFICE COMMERCIAL DISTRICT TO C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, (ZN-03-2024, CHEYENNE & COLEMAN), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

### **LEGAL DECRIPTION**

PARCEL ONE (1): APN 139-08-810-108

LOTS SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (20) IN BLOCK SIXTEEN (16) OF CARLTON SQUARE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK I OF PLATS, PAGE 86, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL TWO (2): APN 139-08-810-109

LOTS TWENTY ONE (21), TWENTY TWO (22), TWENTY THREE (23), TWENTY FOUR (24 ), TWENTY FIVE (25), TWENTY SIX (26), TWENTY SEVEN (27) AND TWENTY EIGHT (28) IN BLOCK SIXTEEN (16) OF CARLTON SQUARE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK I OF PLATS, PAGE 86, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM; THE SOUTH TWENTY FEET (20) FEET OF LOTS TWENTY FOUR (24) AND TWENTY FIVE (25), IN BLOCK SIXTEEN (16) OF CARLTON SQUARE SUBDIVISION AS SHOWN IN BOOK I, PAGE 86 OF PLATS, AS CONVEYED TO THE CITY OF NORTH LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED MAY 18, 1966, IN BOOK 717 , INSTRUMENT NO. 576256, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM; THAT PORTION OF LOTS TWENTY FOUR (24) AND TWENTY FIVE (25), BLOCK SIXTEEN (16) OF CARL TON SQUARE SUBDIVISION AS SHOWN IN BOOK 1, PAGE 86 OF PLATS, AS CONVEYED TO THE CITY OF NORTH LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED DECEMBER 1, 1988, IN BOOK 881201, INSTRUMENT NO. 00590, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

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**SECTION 2:** The C-1, Neighborhood Commercial District herein is subject to the development standards and requirements of the North Las Vegas Municipal Code:

**SECTION 3:** NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

**SECTION 4:** SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

**SECTION 5:** EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.S

**SECTION 6:** PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Council Members voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2024.

AYES:

NAYS:

ABSENT:

APPROVED:

\_\_\_\_\_  
PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:

\_\_\_\_\_  
JACKIE RODGERS  
CITY CLERK